



**Address:** [4603 WILLOW TREE DR](#)  
**City:** ARLINGTON  
**Georeference:** 47160-5-2  
**Subdivision:** WILLOW WOOD ADDITION  
**Neighborhood Code:** 1L140J

**Latitude:** 32.6518790932  
**Longitude:** -97.1805131129  
**TAD Map:** 2096-356  
**MAPSCO:** TAR-109A



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WILLOW WOOD ADDITION  
Block 5 Lot 2

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNE DALE ISD (914)

**State Code:** A

**Year Built:** 1981

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03541029

**Site Name:** WILLOW WOOD ADDITION-5-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,247

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,509

**Land Acres<sup>\*</sup>:** 0.1953

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

TRICON SFR 2020-2 BORROWER LLC

**Primary Owner Address:**

15771 RED HILL AVE  
TUSTIN, CA 92780-7303

**Deed Date:** 11/11/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220302920](#)

| Previous Owners         | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------|------------|----------------------------|-------------|-----------|
| TAH 2016-1 BORROWER LLC | 10/25/2016 | <a href="#">D216251785</a> |             |           |
| TAH HOLDING LP          | 4/15/2015  | <a href="#">D215078548</a> |             |           |
| BLTREJV3 DALLAS LLC     | 12/30/2013 | <a href="#">D214000385</a> | 0000000     | 0000000   |
| BANK OF NEW YORK MELLON | 3/5/2013   | <a href="#">D213063165</a> | 0000000     | 0000000   |
| SKEEN AMY               | 4/28/2006  | <a href="#">D206133888</a> | 0000000     | 0000000   |
| CLARK THOMAS T          | 3/27/2002  | 00159290000125             | 0015929     | 0000125   |
| EMC MORTGAGE CORORATION | 1/9/2002   | 00154520000317             | 0015452     | 0000317   |
| B A MORTGAGE LLC        | 10/2/2001  | 00151840000422             | 0015184     | 0000422   |
| PERRY MARK W            | 4/29/1999  | 00137970000348             | 0013797     | 0000348   |
| HITT PAUL               | 4/3/1985   | 00081390000737             | 0008139     | 0000737   |
| THOMAS HITT             | 8/10/1983  | 00075820000135             | 0007582     | 0000135   |

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

| Year | Improvement Market | Land Market | Total Market | Total Appraised <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$168,214          | \$55,000    | \$223,214    | \$223,214                    |
| 2024 | \$195,000          | \$55,000    | \$250,000    | \$250,000                    |
| 2023 | \$229,299          | \$40,000    | \$269,299    | \$269,299                    |
| 2022 | \$167,043          | \$40,000    | \$207,043    | \$207,043                    |
| 2021 | \$135,000          | \$40,000    | \$175,000    | \$175,000                    |
| 2020 | \$135,000          | \$40,000    | \$175,000    | \$175,000                    |

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

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## Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.